140.A	0001	0064.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	698,100	/	698,100
USE VALUE:	698,100	/	698,100
ASSESSED:	698,100	/	698,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #: 64

Owner 1:	PALEI PAUL
Owner 2:	
Owner 3:	
Street 1:	64 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PRESSMAN REBECCA S -
Owner 2:	-
Street 1:	64 MT VERNON ST UNIT 64
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	695,000	3,100		698,100
Total Card	0.000	695,000	3,100		698,100
Total Parcel	0.000	695,000	3,100		698,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.44 | /Parcel: 390.44

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	272286
GIS Ref	
GIS Ref	
Insp Date	05/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 140.A-0001-0064.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	695,000	3100	.		698,100		Year end	12/23/2021
2021	102	FV	706,700	3100	.		709,800		Year End Roll	12/10/2020
2020	102	FV	695,900	3100	.		699,000	699,000	Year End Roll	12/18/2019
2019	102	FV	614,100	3100	.		617,200	617,200	Year End Roll	1/3/2019
2018	102	FV	493,600	3100	.		496,700	496,700	Year End Roll	12/20/2017
2017	102	FV	449,900	3100	.		453,000	453,000	Year End Roll	1/3/2017
2016	102	FV	449,900	3100	.		453,000	453,000	Year End	1/4/2016
2015	102	FV	415,700	3100	.		418,800	418,800	Year End Roll	12/11/2014

!15277!

PRINT

Date	Time
12/30/21	20:29:04

LAST REV

Date	Time
11/29/21	15:50:25
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15277

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRESSMAN REBECC	76010-561	2	10/28/2020		710,000	No	No		
JAKOBER LORENZ	69160-256		4/19/2017		702,000	No	No		
SANTOS ALAN & L	57091-263		7/1/2011		420,000	No	No		
MCKELVEY MICHEL	44904-337		3/30/2005		419,000	No	No		

USER DEFINED

Prior Id # 1:	89692
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2005	528	Porch	4,200	C		G7	GR FY07	REPL 1 STRY PORCH
6/14/2005	485	Redo Bat	12,600	C		G7	GR FY07	REPLACE WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
5/3/2018	Measured	DGM	D Mann
10/1/2011	MLS	EMK	Ellen K
4/3/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7771													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	62.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.23724830
Const Adj.:	0.98980200
Adj $ / SQ:	373.512
Other Features:	74250
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	779195
Depreciation:	84153
Depreciated Total:	695042

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	392.19
Special Features:	0	Val/Su Net:	388.70
Final Total:	695000	Val/Su SzAd	388.70

SKETCH

UnSketched SubAreas:
GLA: 1788,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,788	373.510	667,840

Net Sketched Area:	1,788		Total:	667,840	
Size Ad	1788	Gross Area	1788	FinArea	1788

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.A-0001-0064.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X10	A	AV	1922	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100